



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

Special Exception to construct a three-story addition to a single family dwelling within the required rear yard pursuant to Section 11-1302 (B)(1) of the zoning ordinance

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Robert Bentley Adams & Assoc., Architects

Address 405 S. Washington St.

Alexandria, VA 22314

Daytime Phone 703-549-0650

Email Address scot@adamsarchitects.com

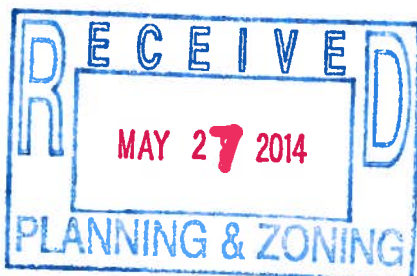
2. Property Location 110 Gibbon St.

3. Assessment Map # 081 Block 01 Lot 02 Zone 60

4. Legal Property Owner Name Kathleen Cummings & Greg Wilson

Address 110 Gibbon St.

Alexandria, VA 22314-3836



OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert Bentley Adams & Assoc.	405 S. Washington St. Alexandria, VA	None
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 110 Gibben St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Kathleen Cummings & Greg Wilson	110 Gibben St. Alexandria, VA	100 %
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Robert Bentley Adams & Assoc.	None	BZA / BAR
2. K. Cummings & G. Wilson	None	BZA / BAR
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

26 May 2014 Scot McBroome Scot McBroome
 Date Printed Name Signature

5. Describe request briefly:

Request for a special exception to construct a two-story brick addition with a third story frame bay & roof terrace in the required rear yard. Proposed construction to be added to the existing non-complying structure by extending the non-complying plane of the south wall of the dwelling.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Scott McBroom
Print Name

703-549-0650
Telephone

S.M.B.
Signature

26 May 2014
Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

The proposed modest additions (220 s.f. each on the 1st & 2nd floors; a 46 s.f. bay on the 3rd flr) allow for a small family room and dining room near the existg kitchen on the 1st flr. The 2nd floor addition gives room for library shelves and a small piano along with a connective 7'x7' opening as an extension of the living room. Due to the unusual ell-shape of the site and the large pedestrian-use easement at the north front, the proposed addition is the only way to meet the applicant's needs.

2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

The adjoining properties and neighborhood are minimally impacted. There is a trash alley (by easement) immediately south of the proposed addition that lessens the perceived presence of the south wall on the neighbor's rear yards.

3. Explain how the proposed addition will affect the light and air to any adjacent property.

The adjacent properties to the south (lots 622, 623, 624) are minimally impacted due to the trash alley and the way the rear yards abut the southern property line of the subject site (thus minimizing shadows cast by the proposed addition). The adjacent properties to the west and north (lots 611 & 612) are screened from the lower story of the addition by high fences and existing dense trees. The configuration of the roof as a terrace with small bay and roof plantings, will maximise light and air for the neighbors.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

Commander Walk development was built in the late-1960's. The houses are compact 3-story brick with small yards. The proposed addition is compact, brick, 2-story (with a small roof-top bay at the 3rd floor). The design is arranged to present a pleasant scale and symmetry to the neighbors. The addition to the west will be minimally evident from any public right-of-way.

5. How is the proposed construction similar to other buildings in the immediate area?

The brick construction, small scale, and careful detailing of the proposed addition is similar to adjacent structures.

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

No other part of the site may receive an addition due to the large (941 s.f.) pedestrian-use easement on the north front of the subject property. The non-conforming placement of the existing house (no rear yard) and the ell-shape lot dictate the proposed design solution.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

The owner has discussed the addition with adjacent property owners (though Lot 611 is currently listed for sale). The neighbors have been supportive and we hope to have letters soon.

**B**

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 110 Gibbon St. Zone RM
 A2. 2,021 s.f. x 1.5 = 3,032
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	648	Stairways**	207
Second Floor	648	Mechanical**	—
Third Floor	648	Attic < 7'-6" ht.	396
Attic (11'x36')	396	Total Exclusions	603
Total Gross *	2340		

B1. Existing Gross Floor Area *
2340 Sq. Ft.
 B2. Allowable Floor Exclusions**
603 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1737 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	228	Stairways**	—
Second Floor	228	Mechanical**	—
Third Floor	46	Other**	—
Porches/ Other	—	Total Exclusions	0
Total Gross *	502		

C1. Proposed Gross Floor Area *
502 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
502 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2239 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3032 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations

Existing Open Space	1373	67.9%
Required Open Space	707	35%
Proposed Open Space	1145	43.3%

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: S. M. B. Date: 26 May 2014